

EXHIBIT A**Landlord Survey — Summer 2006****Please circle one response for each item.**

Q1. Below are factors that some landlords consider when reviewing rental applications. How important are the following factors to **you** when reviewing rental applications.

	Not at all Important	Somewhat Not Important	Neither Important nor Unimportant	Somewhat Important	Very Important
Income	1	2	3	4	5
Employment	1	2	3	4	5
Credit level of applicant	1	2	3	4	5
Prior rental history	1	2	3	4	5
Prior evictions	1	2	3	4	5
Landlord references	1	2	3	4	5
Criminal background	1	2	3	4	5

Q2. Do you give applicants an opportunity to explain the problems you may have with their application?

	Never	Sometimes			Always
Income	1	2	3	4	5
Employment	1	2	3	4	5
Credit level of applicant	1	2	3	4	5
Prior rental history	1	2	3	4	5
Prior evictions	1	2	3	4	5
Landlord references	1	2	3	4	5
Criminal background	1	2	3	4	5

Q3. In the PAST THREE YEARS, have you changed any standards regarding the following?

	More Restrictive	Less Restrictive	No Change
Credit Standards	1	2	3
Income Requirements	1	2	3
Employment Standards	1	2	3

Q4. Three years ago did you accept applicants with criminal histories? Yes No

Q5. Do you now accept applicants with criminal histories? Yes No

Q6. If you do not accept applicants with a criminal background would you reconsider if the applicant was able to show that they were rehabilitated? Yes No

Q7. Would you be more likely to rent to a released offender if their family would be living with them? Yes No

Q8. How long would a person need to be out of prison before you would consider them for renting?

Under six months 6 months 1 year 2 years 3+ years It depends upon the crime

Q9. If you accept *male* applicants with criminal backgrounds, do you inquire as to

	Yes	No
What they were convicted of	1	2
Rehabilitation programs they participated in	1	2
Current rehabilitation efforts they may be involved in	1	2
References from parole or probation officers	1	2

Q10. Do you rent to *male* applicants with any of the following types of convictions?

	Never	Once in awhile	Fairly Often	Very Often
Felony (of any kind)	1	2	3	4
Misdemeanor (of any kind)	1	2	3	4
Drug use or possession	1	2	3	4
Drug sales	1	2	3	4
Domestic violence	1	2	3	4
Assault	1	2	3	4
Sex offender	1	2	3	4
Multiple convictions	1	2	3	4

Q11. Do you reject an applicant if they lie about a criminal record on their application?

Never Sometimes Always

Q12. Do you worry that the city might take an action against your property if you rent to someone who later commits

	Yes	No
A crime that involves drugs?	1	2
A crime that involves violence (physical assault)?	1	2

Q13. Over the past three years, have the number of responses to rental vacancy advertisements

Increased Remained About the Same Decreased

Q14. Over the past two years have the number of dwellings you own

Increased Remained About the Same Decreased

Q15. How successful are the following methods of obtaining applicants:

	Not at all	Rarely	Sometimes	Mostly	Very Successful
Referral from existing tenant	1	2	3	4	5
Referral from other landlord	1	2	3	4	5
Referral from agency	1	2	3	4	5
Phone book	1	2	3	4	5
Sign in yard/building	1	2	3	4	5
Advertisement in Beacon Journal	1	2	3	4	5
Advertisement in local weekly paper	1	2	3	4	5

Most people can be trusted. You can't be too careful.

To help others. To look out for themselves.

Agree Disagree

If you don't watch yourself, people will take advantage of you.	(1)	(2)
No one is going to care much what happens to you, when you get right down to it.	(1)	(2)
Human nature is fundamentally cooperative	(1)	(2)

Q20. How many of your rental units are currently vacant? _____

Less than 1 month 1-2 months 3-6 months 7 months or more

Q23. Do you accept Section 8 applicants? Yes ☐ No ☐

Property Owner Management Agent

Q25. If you are a property **owner** is the rental income your main source of income? Yes ☐ No ☐

Q26. If you are a property **manager** is this your only job? Yes ☐ No ☐

Under 3 years 3-5 years 6-10 years over 10 years

Male Female

18-29 30-39 40-49 50-59 60 and over

White/Caucasian Black/African-American Hispanic/Latino Mixed Race Other

Less than High School	High School Diploma/GED	Some College	College Degree
10%	25%	35%	30%
15%	30%	40%	15%
20%	35%	30%	15%
25%	40%	25%	10%
30%	45%	20%	5%
35%	50%	15%	0%
40%	55%	10%	0%
45%	60%	5%	0%
50%	65%	0%	0%
55%	70%	0%	0%
60%	75%	0%	0%
65%	80%	0%	0%
70%	85%	0%	0%
75%	90%	0%	0%
80%	95%	0%	0%
85%	100%	0%	0%
90%	100%	0%	0%
95%	100%	0%	0%
100%	100%	0%	0%

Thank you. Please return the survey in the business reply envelope provided for you.